THE FIFTH DAY.

17th February 1913.

SUBJECTS.

The Assembly met again at 11 A. M. on Monday, the 17th February 1913.

Before the consideration of the subjects was taken up, the Chief Secretary to Government announced that His Highness the Maha Raja was pleased to approve of the election of Mr. K. Parameswaren Pillai, B. A. & B. L., as a non-official Member of the Legislative Council, for a period of three years, in the place of Mr. P. Kesava Pillai, B. A. & B. L., resigned.

The Ealava Members of the Assembly then presented a memorial stating that the want of a law regulating their succession and inheritance was much felt by the community at large and praying for speedy action being taken by the Government in that matter.

The consideration of the subjects was then resumed.

(4) Registration.

51. The necessity for insisting on encumbrance certificates being prepared and issued by the Sub-Registrars themselves, and some additional safeguards before documents are registered.

Mr. S. Ganapathy Pillai (Member, Trading Classes, Trivandrum) said that, when a party applied for encumbrance certificates and paid the prescribed fees, he or his agent was invariably asked to examine the several volumes in the Registrar's office and collect information, and that the certificates were issued on the basis of such information. It would be admitted that parties would be quite inexperienced. Mistakes generally occurred and increased litigation was the result. The Government servants, including the Sub-Registrars, completely waived all responsibility. Though there was a similar enabling provision in British India, the cases in which it was resorted to were the exceptions there, while they constituted the invariable rule and practice in Travancore. He therefore requested that the system of requiring the Registration office clerks to examine the books themselves as far as practicable and granting the certificates must be enforced, and instances of mistakes of omission and commission on their part in the preparation of such certificates seriously taken notice of.

With a view to make the registration of documents accurate, minimise unnecessary litigation and make transfers of registry easy, the Member suggested the following safeguards being adopted in the registration of documents :—

(1) The Sub-Registrar should, prior to admitting a document relating to an immovable property for registration, examine, with reference to the Settlement Register, whether

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SUBJECTS.

the particulars therein regarding survey number, lekkom, area, &c. were correct. If incorrect, the document should be returned for rectification.

(2) He should similarly examine the pattas or title-deeds and satisfy himself that the executant really possessed the right, title or interest which he conveyed by the document in question.

(3) The parties should be asked to get their documents attested by the Proverthikar or by a Proverthy accountant in their official capacity in token of the correctness of the description and ownership of the properties as recited in the documents.

He added that the arrangements proposed were already in force in British India, and that, with a little difficulty, they could, with advantage, be introduced here also.

Dewan's reply.—The Director of Registration will be asked to report on the Member's suggestions.

IV.—Agriculture.

52. Suggestions for the Improvement of agriculture in the State.

Mr. K. N. Parameswaren Pillai (Member, Chirayinkil taluk) observed, with regret, that the scope and facilities for agriculture were fast decreasing and that there was no extension of cultivation in proportion to the increase of population. The State was unable to produce the requisite paddy for consumption and large quantities were being annually imported from Burma and other places. The price of paddy had also gone up considerably. It was gratifying that a Department of Agriculture had been formed and the Director was informing the public by means of lectures and leaflets on agricultural matters. But the ryots in the rural parts did not benefit by it. The Director and his officers, he said, should go to the *yelas* and teach the ryots in the methods of cultivation. The number of Agricultural Inspectors was now insufficient for the purpose and should be increased so as to allow one Inspector for two taluks. Agricultural farms should also be opened in important centres and paddy cultivation experimented there and taught to the people. Seeds and manure should also be collected there and sold. Most of the irrigation sources had disappeared. They should be improved, even at the cost of acquiring lands for the same and a fixed annual allotment provided for their maintenance. He advocated the necessity for teaching agriculture in the schools as a subject in Class IV, and also for setting apart grazing grounds in every *pakuthi*.

Mr. P. K. Nilakantan Elayathu (Member, Alengad taluk) suggested the following measures for the development of agriculture :—

(1) An adequate amount should be set apart annually for the Agricultural Department with due regard to the importance of agriculture.

(2) One model agricultural school and not less than two model agricultural farms should be opened in each division. A model agricultural farm should be opened at Alwaye,

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